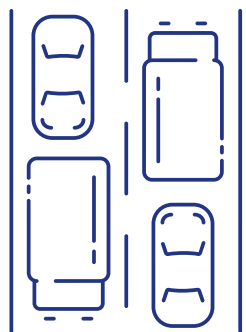


Bridge has carefully considered other considerations for the site.



Traffic impact

Bridge has carefully considered how to best produce a scheme that will minimise any pressure on local traffic networks.

Bridge is preparing a detailed Transport Assessment which will assess the impact on the wider road network. Bridge has engaged with Croydon Council and TfL to ensure the assessment covers the required area and mitigates any potential implications for all modes of transport to and from the site.



Heights and views

The buildings have been designed to be of a modern design which will complement the character of the wider existing industrial area.

The proposals seek to deliver buildings of a high-quality design, improving the look of the site in coordination with landscaping work around the perimeter to soften the look of the building.



Noise and light

The proposed development has been designed to limit noise emissions. It will deliver a building able to contain operational noise far better than the existing situation at the site. HGV movements will be directed away from residential areas.

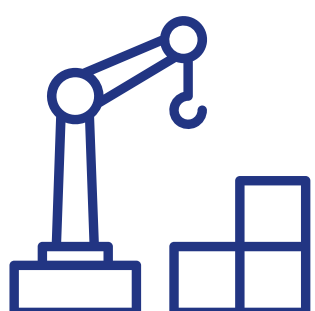
The building has been designed to ensure that lighting from the buildings will be directed away from residential properties. The lights used on site will be energy efficient.



Air quality

Whilst there are clear benefits of facilitating economic development uses and employment, it is recognised that such uses – and HGVs in particular – generate emissions, which should be considered as part of the planning application.

An air quality assessment will be submitted with this application, which will fully analyse the potential impact the operations of the proposed development would have on air quality in the area.



Construction

Bridge will be submitting this application alongside a Construction Management Plan, which will be agreed with the Council and TfL to ensure that there are minimal disturbances to neighbours during the construction period.